

174.0

0005

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

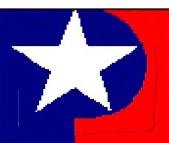
839,800 / 839,800

USE VALUE:

839,800 / 839,800

ASSESSED:

839,800 / 839,800

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
2		ABERDEEN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ROBINSON THOMAS

Owner 2: EPSTEIN LINDA F

Owner 3:

Street 1: 2 ABERDEEN RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,972 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Wood Shingle Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8972		Sq. Ft.	Site		0	70.	0.77	6									482,410						482,400	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							116243
							GIS Ref
							GIS Ref
							Insp Date
							06/18/18

Total Card / Total Parcel
839,800 / 839,800
839,800 / 839,800
839,800 / 839,800

Patriot Properties Inc.

Prior Id # 1:	116243
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:28:58
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
07/10/18	10:10:25
apro	
13546	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6 - Colonial				Full Bath: 1	Rating: Very Good			PDAS, CK COND.									
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good												
Color: TAN				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1920	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G7	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10.	%		Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:	1	7	3						
Sec Int Wall:	%			Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors:	%			Total:	10.8	%		Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	125.00			Heating:									
Bsmnt Gar: 1				Size Adj.: 1.27499998				General:									
Electric: 3 - Typical				Const Adj.: 0.98000199				COMPARABLE SALES									
Insulation: 2 - Typical				Adj \$ / SQ: 156.188				Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext: S				Other Features: 95000													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 400718													
% Com Wall:	% Sprinkled:			Depreciation: 43277					Juris. Factor: 1.00	Before Depr: 156.19							
				Deprecated Total: 357440					Special Features: 0	Val/Su Net: 129.26							
									Final Total: 357400	Val/Su SzAd: 212.74							
MOBILE HOME				Make:													
SPEC FEATURES/YARD ITEMS				Model:					Serial #:								
									Year:								
									Color:								
PARCEL ID 174.0-0005-0012.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:											Total:	
IMAGE AssessPro Patriot Properties, Inc																	